

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR SEPTEMBER 7, 2005, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:35 P.M. by Chair Pacheco

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane, and Len Pacheco
Members Absent: Tom O'Donnell
Staff Present: Sandy Baily, Associate Planner

ITEM 1: 14329 MULBERRY DRIVE

The Committee considered a request to demolish a pre-1941 single family residence . Pacheco moved to recommend approval of the demolition to the Development Review Committee based on the following findings:

1. The structural report identified numerous deficiencies.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
5. Does not yield information important to the Town's history.

Kane seconded, motion passed unanimously.

ITEM 2: 315 LOS GATOS BLVD

The Committee considered revised plans to modify previously approved plans for a first story addition to a pre-1941 single family residence. Cowan moved to approve the application subject to the following conditions:

1. Provide a true hip roof as opposed to a shed roof at the front porch.
2. Header boards shall be included above the windows.
3. There shall be gable end returns to match existing.
4. The porch details and header shall match the photograph provided at the meeting, which is located in the Town's file.
5. A porch shall be added along the north elevation at the door way to match the front porch. The height between the roof and the floor of the porch shall be reduced. The final building plans shall include the architectural details used to reduce this distance. The final post placement shall be approved by Town staff.
6. Single pane windows are permitted in the existing bay if the applicant decides to replace the aluminum siders.

7. All new windows shall be wood. No snap in grids or grids inside the windows are permitted. Simulated wood grids are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.

Pacheco seconded, motion passed unanimously.

ITEM 3: **256 UNIVERSITY AVENUE**

The Committee considered plans to request approval to modify previously approved plans regarding window location and size on property in the University Edelen Historic District. Cowan moved to accept a transom window which aligns with the window header to the north. The window could have a single pane or be split. Kane seconded, motion passed unanimously. Appeal rights were cited. The Committee stated that applicant could return to the next meeting if she wished to provide further documentation to support the windows which were installed without approval.

Cowan recused himself and left the meeting since he lives within 500 feet of the next two items.

ITEM 4. **OTHER BUSINESS**

- a. 218 Wilder Avenue - Based on the findings of the historic report which was prepared, the consensus of the Committee was that they could not support a demolition of the contributing structure to the Almond Grove Historic District. The report found that the structure is a contributor to the historic district as it is currently designated. In addition, the Almond Grove Historic District Ordinance strongly discourages demolitions of contributing structures. The Committee stated that most of the items addressed as structural deficiencies were common in older houses and could be mitigated. It was recommended that the applicant return with a plan for an addition.
- b. 208 Wilder Avenue - The Committee considered preliminary plans for a second story addition. The Committee expressed concern about the mass in comparison to the streetscape. The front setback should be compatible with the neighborhood. It was recommended that the applicant return with conceptual plans which show the setbacks of the adjacent lots and the streetscape. The applicant was encouraged to keep the double hip roof, provide a porch and change the windows.

ITEM 5: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 6: **APPROVAL OF MINUTES**

The minutes from the meeting of August 3 and 30, 2005 were passed unanimously.

ITEM 7: **ADJOURNMENT**

The meeting was adjourned at 7:45 P.M. to the next regularly scheduled meeting of October 5, 2005.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

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